

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 6, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 6, 2011 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF May 31, 2011. Mr. Norman moved and Mr. Josephy seconded a motion to accept the minutes of May 31, 2011. The motion passed unanimously.

REAL ESTATE- OLD BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 11 - 084 -A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject purchase of development rights at 9:40 a.m. and concluded at 9:46 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session and enter into Open Session. The motion passed unanimously.

OPEN SESSION

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 6, 2011

Page 2

REAL ESTATE- NEW BUSINESS

PRB # 11 - 077 **Transaction/Contract Type:** RE / Conveyance of Property
Origin/Client: DPW/DPW
Grantee: City of Danbury
Property: 56-58 West Street, Danbury

Project Purpose: Conveyance of Property, Danbury

Item Purpose: Conveyance of the State Armory located at 56-58 West Street, Danbury pursuant to Special Act 07-11.

Ms. Goodhouse said that the referenced legislation requires that, after January 1, 2011, the State convey the former CTANG Armory, West Street, Danbury, at a cost equal to the administrative costs of making the conveyance, and requiring that it be used exclusively for social or human services. The former Armory is a 36,200 GSF two-story brick structure on .60 acre site. Constructed in 1912, the site has 105'6" of frontage on the south side of West Street, and has a mutual 10 foot wide "pass way" with the property to the East. Minutes of Danbury City Council meeting (1/20/2011) state that "the building is in dire need of renovations." The city assessment (100%) value is \$2,559,100.

The Special Act 07-11 mandates the transfer of the property to the City of Danbury, allows transfer from the City to a non-profit social service agency, and contained a stipulation that the property not be conveyed to Danbury sooner than January 1, 2011. The property will revert to the State if ever transferred for purposes other than social or human services.

On February 15, 2011 the Danbury City Council held a public hearing on the "acquisition ...of the State Armory Building, West Street, and the subsequent transfer thereof to CT Institute for Communities." On March 1, 2011, the City Council voted to recommend the sale of the Armory property to the CIFIC, in accordance with the sales agreement with CIFIC presented. On May 11, 2011, the CSUS Board of Trustees ratified the conveyance of the Armory to the City of Danbury.

Ms. Goodhouse recommended approval of the item. The deed to the City and the proposed deed from the City to the CIFIC recite that the property will revert to the State if it is not used for social or human services purposes. The State Treasurer approved the sale.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 11-090 **Transaction/Contract Type:** A/E "New Contract"
Origin/Client: DPW/ECSU

Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion concerning the subject contract at 9:56 a.m. and concluded at 10:12 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 6, 2011

Page 3

ARCHITECT-ENGINEER - NEW BUSINESS

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-077 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #11-077. The motion passed unanimously.

PRB FILE #11-084-A - Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #11-084-A. The motion passed unanimously.

PRB FILE #11-090 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #11-090. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary